

cm = control monument  
 pp = power (utility) pole  
 OHE = overhead electric line  
 p = porch  
 cd = concrete drive  
 sw = sidewalk  
 pt = propane tank  
 wm = water meter

The subject tract shown hereon does not appear to lie within the Special Flood Hazard Boundary according to the FEMA Flood Insurance Rate Map for Washington County, Texas, Map Number 48477002750, effective date August 16, 2011.

The tract shown hereon may be subject to the following items:  
 1) Subject to the rights of the City of Burton for the maintenance and improvement of streets and ditches, as set out in W/659, D.R.W.C.  
 2) Easement and right of way conveyed to Texas Power & Light Company, recorded in 97/160 D.R.W.C.  
 3) Right of way and easement reserved in deed by City of Burton, recorded in 573/107, D.R.W.C.  
 4) Subject to the city ordinances of the Town of Burton, Washington County, Texas.

This plot accompanied by metes and bounds description.

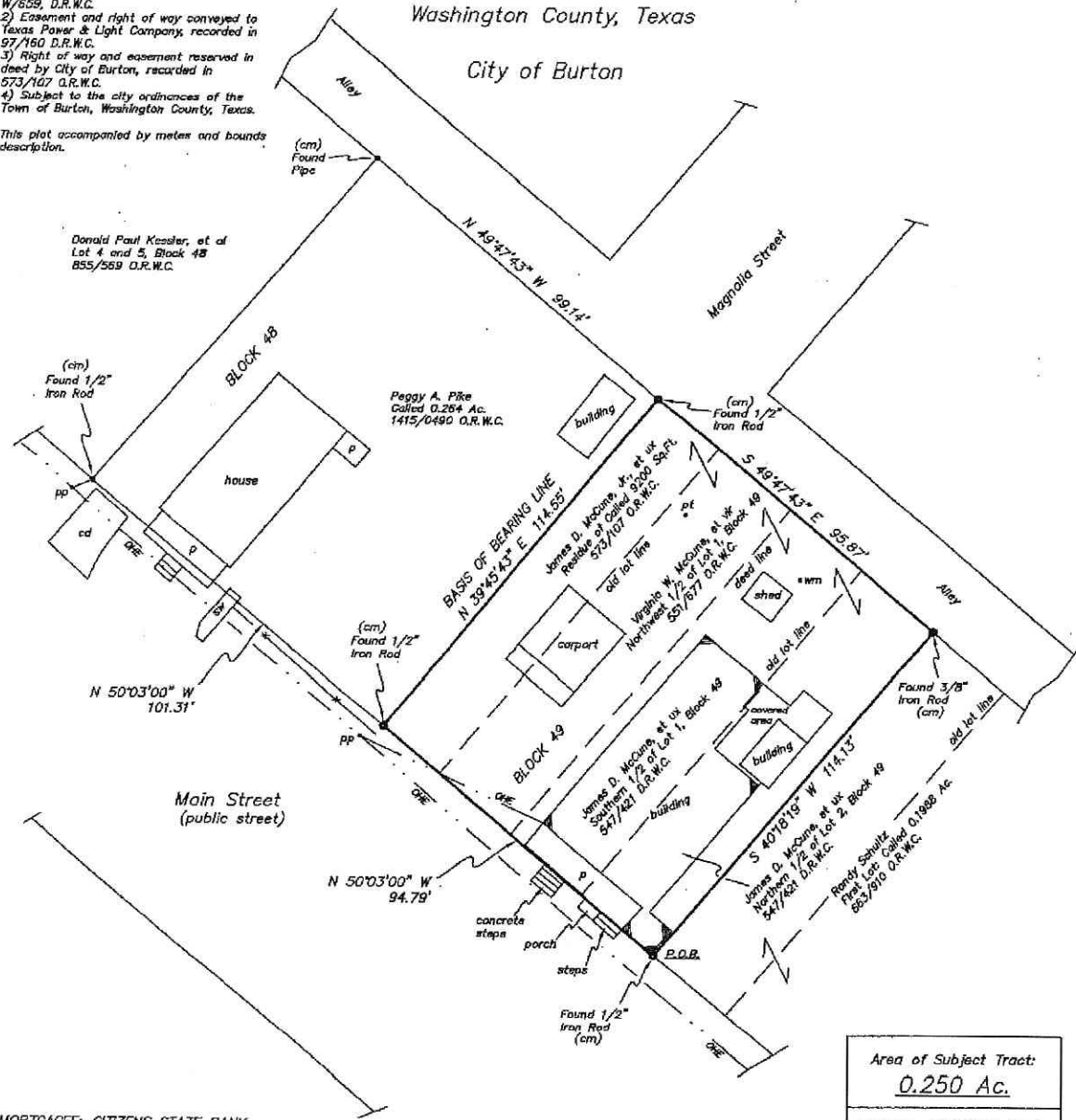
Scale 1" = 30'

Bearings shown hereon are based on the record bearing for the Southeast line of the Peggy A. Pike called 0.264 acre tract, recorded in 1415/0490 O.R.W.C.

The location of the city blocks, streets, and alleys are shown hereon per the Town Map of Burton, recorded in Volume 7, Page 227, D.R.W.C.

T.H. Borden Survey  
 Abstract No. 16  
 Washington County, Texas

City of Burton



Donald Paul Kessler, et al  
 of Lot 4 and 5, Block 48  
 855/569 D.R.W.C.

Peggy A. Pike  
 Called 0.264 Ac.  
 1415/0490 O.R.W.C.

James D. McCune, Jr. et al  
 Residents of Called 9200 S&P Pt  
 573/107 O.R.W.C.

Virginia W. McCune et al  
 Northward 1/2 of Lot 1, Block 49  
 591/677 O.R.W.C.

James D. McCune, et al  
 Southern 1/2 of Lot 1, Block 49  
 547/747 O.R.W.C.

James D. McCune, et al  
 Northern 1/2 of Lot 2, Block 49  
 547/747 O.R.W.C.

Area of Subject Tract:  
0.250 Ac.  
 Address of Subject Tract:  
 212 N Main Street  
 Burton, TX 77835

MORTGAGEE: CITIZENS STATE BANK  
 MORTGAGOR: MARY C. BLACKLOCK

To: James D. McCune, Jr. a/k/a James D. McCune and James McCune and wife, Virginia W. McCune, Mary C. Blacklock, and Botts Title Company, GF No. WA-13-266.

I, Michael J. Blakey, Registered Professional Land Surveyor, do hereby certify that this survey was made on July 13, 2013, on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages of area, boundary line conflicts, encroachments at ground level, overlapping of improvements, easements, or apparent rights-of-way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon.

*Michael J. Blakey*  
 Michael J. Blakey  
 Registered Professional Land Surveyor No. 5935

W.O.#2013-2009

James D. McCune, Jr. a/k/a James D. McCune and James McCune and wife, Virginia W. McCune

**Blakey Land Surveying**  
 RPLS 4052 RPLS 5935  
 4950 Fishburn Lane  
 Burton, Texas 77835  
 (877) 288-3800

**Blakey Land Surveying**

4650 Wilhelm Lane  
Burton, Texas 77835-5794

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Telephone/Fax 979-289-3900

**JAMES D. MCCUNE, JR. A/K/A JAMES D. MCCUNE**  
**AND JAMES MCCUNE, AND WIFE VIRGINIA W. MCCUNE**  
**0.250 ACRE TRACT**

ALL THAT TRACT OR PARCEL OF LAND containing 0.250 acres, situated in Washington County, Texas, being out of the T.H. Borden Survey, Abstract No. 16, in the City of Burton, being the Northwest ½ of Lot 1 of Block 49 of the Town of Burton as described in that deed from Hazel Boone Wilkening to Virginia W. McCune, et vir dated December 13, 1986, recorded in Volume 551, Page 677 of the Official Records of Washington County, Texas, also being the called Southern ½ of Lot 1 of Block 49, and the Northern ½ of Lot 2 of Block 49 as described in that deed from Howard Matthies, et ux to James McCune, et ux dated October 9, 1986, and recorded in Volume 547, Page 421 of the Official Records of Washington County, Texas, and being a portion of a called 9200 Sq.Ft. tract described in that deed from the City of Burton to James D. McCune, Jr., and wife Virginia W. McCune dated October 28, 1987, and recorded in Volume 573, Page 107 of the Official Records of Washington County, Texas, said 0.250 acre tract being more particularly described as follows:

**BEGINNING** at a found ½ inch iron rod, lying in the Northeast line of the original called 9200 Sq.Ft. tract, marking the East corner of the Peggy Pike called 0.264 acre tract (Volume 1415, Page 0490, Official Records of Washington County, Texas), and the North corner of the herein described tract;

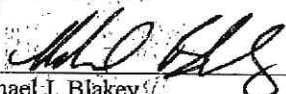
**THENCE** with the Northeast line of the herein described tract, S 49deg 47min 43sec E, at 20.87 ft. passing the East corner of said original called 9200 Sq.Ft. tract, and **CONTINUING** now along a portion of the Southwest margin of an existing alley, for a **TOTAL DISTANCE** of 95.87 ft., to a found 3/8 inch iron rod, marking the North corner of the Randy Schultz called 0.1988 acre tract (First Lot, Volume 663, Page 910, Official Records of Washington County, Texas), and the East corner of the herein described tract;

**THENCE** along the Northwest line of said Schultz tract, with the Southeast line of the herein described tract, S 40deg 18min 19sec W, 114.13 ft., to a found ½ inch iron rod, lying in the Northeast margin of Main Street (public street), marking the West corner of said Schultz tract, and the South corner of the herein described tract;

**THENCE** along the Northeast margin of said Main Street, with the Southwest line of the herein described tract, N 50deg 03min 00sec W, 94.79 ft., to a found ½ inch iron rod, marking the South corner of the aforementioned Pike tract, and the West corner of the herein described tract;

**THENCE** departing the Northeast margin of said Main Street, along the Southeast line of the Pike tract, with the Northwest line of the herein described tract, N 39deg 45min 43sec E (record bearing for the Pike tract, this line being the **BASIS OF BEARING LINE** for this survey), 114.55 ft., to the **PLACE OF BEGINNING** and containing 0.250 acres of land.

July 13, 2013  
W.O.#2013-2009

  
\_\_\_\_\_  
Michael J. Blakey  
Registered Professional Land Surveyor No. 5935

Plat prepared and made a part of this description.